

TOWN OF NORTH HEMPSTEAD**BOARD OF ZONING APPEALS****NEW CASES****JUNE 22, 2011**

APPEAL #19098 – Jessica Rivera/Michael Qualter, variance 70-100.2.A(2)(4) to permit the erection of a fence exceeding the permitted height and within a required front yard setback; S/side #10 Homewood Dr., 65' W/of Shorehaven Ln., Manhasset, Sec. 3, Blk. 138-04, Lot 84, R-A District.

APPEAL #19099 – Peter Witting, variance 70-52 to permit the maintenance of a deck in a required rear yard setback; W/side #14 Lincoln Pl., 50' S/of Van Buren St., Port Washington, Sec. 5, Blk. 40, Lot 51, R-C District.

APPEAL #19100 – Christopher Cavallaro, variance 70-49.C to permit an addition and alteration to an existing one family dwelling exceeding the permitted gross floor area; E/side #60 Gerard Ave., 360' S/of Evans St., New Hyde Park, Sec. 8, Blk. 114, Lots 8-12, R-C District.

APPEAL #19101 – Emilio Susa, R.A., variances 70-50.B & C and 70-51.B to permit an addition and alteration to an existing one family dwelling within a required front yard setback; N/E/cor. #18 Pinewood Ln. and Elm Dr., New Hyde Park, Sec. 8, Blk. 211-8, Lot 79, R-C District.

APPEAL #19102 – Grace Mosca, variances 70-51.A, 70-52, and 70-100.1.A to permit the maintenance of a deck within a required side and rear yard setback, and exceeding the permitted rear yard coverage; N/side #49 Tenaflly Dr., 465.33' W/of Devonshire Dr., New Hyde Park, Sec. 9, Blk. 511, Lot 18, R-C District.

APPEAL #19103 – Kevin McHugh, variances 70-50.C and 70-101.B to permit the maintenance of a one-story portico within a required front yard setback; N/side #162 Marcus Ave., 359.82' E/of Park Cir. W., New Hyde Park, Sec. 9, Blk. 564, Lot 3, R-C District.

APPEAL #19104 – Claude Scudder, conditional use 70-231 and variance 70-100.2.A.4(b) to permit the conversion of a single family dwelling to a mother/daughter use and the maintenance of a fence exceeding the permitted height; S/side #1030 Maple Ln., 214.81' W/of Center Dr., New Hyde Park, Sec. 9, Blk. 579, Lot 13, R-C District.

APPEAL #19105 – Rosette Augustin, variances 70-195.15.E and 70-103.A(1) to permit the maintenance of an attached garage conversion to habitable space with interior partitioning and insufficient off-street parking; N/side #45 Fourth Ave., 100' W/of 6th St., Westbury, Sec. 11, Blk. 110, Lot 146, R-C District.

APPEAL #19106 – Rajesh Pattel, variance 70-46.A to permit additions and alterations to a single family dwelling exceeding the permitted height; N/side #45 Tottenham Pl., 187.59' W/of Bryn Mawr Rd., New Hyde Park, Sec. 9, Blk. 523, Lot 26, R-C District.

APPEAL #19107 – 7-11, Inc., conditional use 70-126.F and variances 70-103.B & M and 70-134, to permit an alteration and addition to an existing commercial building for conversion to a convenience store within a required rear yard setback, with insufficient off-street parking and parking within a required front yard setback; N/W/cor. #1599 Hillside Ave. and New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 212, Lot 301, B-A District.

APPEAL #19108 – Bath & Body Works/Ruggles Sign Co., variance 70-196.J to permit the erection of a wall sign exceeding the permitted height above grade; S/side #1512 Union Tpke., 696.16' E/of Claudy Ln., New Hyde Park, Sec. 8, Blk. 235, Lot 56, B-AA District.

APPEAL #19109 – Charles Krypell Inc., appeal for a determination to review the Notice of Disapproval issued by the building official and variances 70-44, 70-103.B&F, 70-139.A and 70-203.G to permit the erection of 2 commercial buildings with insufficient off-street parking, loading zones, required planted buffer strip and parking within a residential district; N/E/cor #30 Glen Cove Rd. and Northern Blvd., Greenvale, Sec. 20, Blk. 29, Lot 52, B-B District.

CONTINUED CASES:

APPEAL #18858 - Glenwood Realty, LLC, appeal for a determination to review the Notice of Disapproval issued by the building official for a certificate of existing use for a two-family dwelling; W/side #3 Ram's Hill Rd., 216.43' N/of Shore Rd., Glenwood Landing, Sec. 20, Blk. K, Lot 12, I-B District.

REOPENED CASE:

APPEAL #18872.A - Roslyn Maple, LLC / Town of North Hempstead, variances 70-47.1D & 70-49.C to permit erection of a new dwelling with insufficient average lot width & exceeding the permitted gross floor area; S/side Maple Street & Bryant Place [between Elliot Pl. & Van Nostrand Ave.] Roslyn, Sec. 7, Blk. 49, Lot: Paper Road, R-C District.